

UTT/1609/11/FUL (Thaxted)

(Referred to Committee by Cllr Foley. Reason: Visual impact, loss of trees, highway safety, drainage and the impact on the historic centre).

PROPOSAL: **Erection of five x two bedroom dwellings and four x three bedroom dwellings with associated garages and car ports.**

LOCATION: **Land to the rear of Brooklyns, Weaverhead Lane, Thaxted.**

APPLICANT: **Pineview Ltd.**

AGENT: **The Bareham Overy Partnership.**

GRID REFERENCE:

EXPIRY DATE: **3.10.2011**

CASE OFFICER: **Joe Mitson**

APPLICATION TYPE: **Minor**

1. NOTATION

1.1 Within Development Limits/Conservation Area/Adjacent Listed Building/TPO.

2. DESCRIPTION OF SITE

2.1 The site occupies a corner location with Copthall Lane to the south and Weaverhead Lane to the west. Brooklyns, a detached dwelling, sits on the western side of the site with outbuildings along the northern boundary. Dwellings fronting onto Wedow Road back onto the site on the northern boundary. The site is bordered with a wall along the southern and western boundaries with landscaping above. To the south of the site is a two storey terrace with a listed building to the east of the site.

3. PROPOSAL

3.1 The proposal comprises the erection of nine dwellings (5 x 2 bed and 4 x 3 bed) with associated garaging and car ports. Four of the dwellings would front onto Copthall Lane with the remaining five within the site creating a courtyard development. Access would be off Copthall Lane with parking within the courtyard.

4. APPLICANT'S CASE

4.1 The site comprises an imposing Edwardian house and its large garden which incorporates a number of protected trees and a high leylandii hedge along the northern boundary. The site rises gently from the south eastern corner up to the north west corner and the houses to the north are at a significantly higher level than the application site. The area is surrounded by existing housing development. To the east is a pair of listed cottages which are timber framed, white painted weatherboarded with plain tile roofs, to the north are detached and semi detached modern houses and to the west are more recent houses of brick, timber, and render. To the south is an attractive row of cottages of brick and flint with slate roofs.

- 4.2 The proposal would retain Brooklyns and erect nine dwellings, each with their own garden, parking, cycle and bin storage. The dwellings would be two storey of brick, render and timber weatherboarding with slate roofs. Boundary walls would be of brick and flint. All protected trees would be retained and several other trees along the eastern boundary would also be retained. New planting would be provided within the site.
- 4.3 In common with most surrounding development the proposed dwellings would be two storeys in height, gable spans restricted to around 5 metres, typical of houses in the area with the resulting impact on size of roof meaning that the overall scale of the houses would be in keeping with existing dwellings of similar type. The scale and density are therefore appropriate. In terms of layout there would be two L shaped terraces arranged in a courtyard. This provides best use of the road frontage and a driveway under an archway with rooms over is typical of such developments, reflecting those in Weaverhead Lane and The Tanyard. The development would be close to the road frontage of Copthall Lane with sufficient setback to provide visibility.
- 4.4 The appearance reflects existing development in the area, characterised by a rectangular plan form with relatively steep pitched and gabled roofs and including features such as gables, chimneys, small dormers and simple porches. The materials also reflect surrounding developments. The brick and flint boundary wall along Copthall Lane would be retained at a lower height.
- 4.5 The development is a sufficient distance from Brooklyns to ensure there would be no significant overlooking as a result of the development or loss of daylight or outlook. To the east, proposed first floor windows would be at least 10 metres from the boundary beyond which is the gable end of the nearest dwelling, meaning there would be no significant overlooking. Retained trees in this area would further protect amenity. On the northern side the proposed dwellings would be closer to the boundary but there would be no first floor windows to habitable rooms to these dwellings to protect privacy and the significant difference in land levels between the site and the houses to the north, the existing being much higher than those proposed, reduces any impact of the development. To the south development would face the end two cottages in the terrace and the detached dwelling beyond.
- 4.6 A Waste Management Plan, Design and Access Statement, Sustainable Construction Checklist, Environment Report, Drainage and Water Enquiry, Tree Survey and Constraints Plan, Arboricultural Implication Assessment, Arboricultural Method Statement and Tree Protection Plan and Flood Report have also been submitted.

5. RELEVANT SITE HISTORY

- 5.1 DUN/0167/72/REN granted permission for a dwelling. UTT/0082/73 granted permission for the erection of a double garage and a new driveway. UTT/0449/10/TPO and UTT/0450/10/TCA approved works to trees on the site.

6. POLICIES

6.1 National Policies

PPS1 – Delivering Sustainable Development
 PPS3 - Housing
 PPS5 – Planning for the Historic Environment.
 PPS7 – Sustainable Development in Rural Areas

6.2 East of England Plan 2006

ENV7 - Quality in the Built Environment.

6.3 **Essex Replacement Structure Plan 2001**

No policies relevant.

6.4 **Uttlesford District Local Plan 2005**

Policy ENV1 – Conservation Areas
Policy ENV2 – Development affecting Listed Buildings
Policy ENV3 – Open Spaces and Trees
Policy ENV4 - Archaeology
Policy GEN1 – Access
Policy GEN2 – Design
Policy GEN7 – Nature Conservation
Policy GEN8 - Parking
Policy H3 – New Housing Within Development Limits
Policy H4 – Backland Development
Policy H10 – Housing Mix
Policy S3 – Other Development Limits

7. **PARISH COUNCIL COMMENTS**

- 7.1 Thaxted Parish Council objects on the grounds that the development is excessive and of poor architectural quality and appearance, at odds with the special character of the immediate area and unsympathetic to the housing opposite, houses front onto the street with gardens behind would be negative on the street scene. The access would be narrow and dangerous because of poor sight lines and pedestrians would be exposed to increased hazards from vehicles, 13 parking spaces for 9 houses would lead to concerns over alternative parking. The removal of the hedge and flint wall would be negative to the street scene. Increased traffic and risk of flooding, questions the ability of the sewage system to cope, school and doctors at capacity already, impact on the environment would be negative as all but five trees would be removed, underestimated the impact on wildlife.

8. **CONSULTATIONS**

Conservation Officer raised no objection to the proposal.

ECC Highways raised no objections subject to conditions.

Climate Change Manager recommends conditions.

Water Authority made no comments.

Essex Wildlife Trust made no comments.

Environmental Health recommends conditions relating to construction methods to mitigate aircraft noise and construction hours.

Drainage Engineer recommends a condition.

Building Control raised no objection.

Archaeology recommends a condition for a programme of investigation.

Access and Equalities Officer does not object provided level accesses provided to the dwellings.

Landscape Officer does not object subject to a condition relating to tree protection during construction.

9. REPRESENTATIONS

9.1 Neighbour notification period expired 15th September 2011. 27 letters received objecting on the following grounds:

- Overdevelopment, too dense, overcrowding in inner part of town, design poor and not in keeping, development too large for the site and wider area and backland development, materials out of keeping;
- Loss of trees forming boundary with dwellings on Wedow Road, noise and disturbance, light pollution, overshadowing and loss of outlook from cottages opposite;
- Damaging to conservation area and adjacent listed buildings, the sycamore tree would shadow 2 of the proposed dwellings, the felling of others may affect the water table;
- Problems of sewage, lane has history of flooding and development would increase the risk;
- Impact on wildlife;
- Loss of flint wall and erection of fence would be visually harmful;
- Issue of parking especially as many in Copthall Lane are elderly/disabled and rely on parking close by, road already narrow and busy and has no footpath, questions ability for access by refuse and delivery vehicles, access onto such a narrow lane could affect the safety of children accessing school, height of archway not sufficient for many vehicles to access the site, access to the site would be very difficult.

9.2 Two letters of support received on the grounds that the houses proposed are a good size and highly beneficial to the town, making the best use of land, houses are attractive and give the chance for younger generations to stay in the town.

9.3 One letter of concern received stating potential height of the conifer hedge could block light, questions who would maintain this, impact on sewers, additional traffic at busy times at Tanyard junction, schools and doctors already stretched, school children could be affected by the extra traffic.

10. APPRAISAL

The issues to consider in the determination of the application are:

- A The principle of the development (ULP Policies S3, H3, H4, H10, PPS1, PPS3, PPS7);
- B The visual impact, conservation area and adjacent listed buildings (ULP Policies ENV1, ENV2, GEN2, PPS5);
- C Residential amenity (ULP Policy GEN2);
- D Highway Issues (ULP Policies GEN1 & GEN8);
- E Nature conservation, archaeology, flood risk, trees (ULP Policy ENV3, ENV4, GEN7).

A The principle of the development (ULP S3, H3, H4, H10, PPS1, PPS3, PS7)

10.1 The site is within the development limits of Thaxted and there is a presumption for residential development in such locations. The proposal must however be compatible with the settlement's character and safeguard residential amenity for existing and future residents. These issues are discussed below. The site is in close proximity to the town centre and is therefore a reasonably sustainable location. Furthermore, the proposed residential development would provide a mix of property sizes including two bedroom properties. The principle of development is therefore acceptable in land use terms subject to the details of the proposal being satisfactorily addressed. Notwithstanding the objections received the proposal would make efficient use of the land and provide a range of smaller houses within the village.

B The visual impact, conservation area and adjacent listed buildings (ULP Policies ENV1, ENV2, GEN2, PPS5);

10.2 The proposal would result in a courtyard development with a terrace fronting onto Copthall Lane. Four dwellings would be set adjacent to the highway to provide a strong street scene and the design of the dwellings would be varied to include a palette of roof styles, facades and materials. The archway would provide a covered access into the courtyard with buildings flanking both sides and to the rear to provide enclosure. The combination of the varied two storey dwellings and traditional single storey outbuildings would provide an interesting development picking up on elements of the traditional character and appearance of the area.

10.3 The proposed layout would maintain a number of trees on the site to provide a green and landscaped setting. Together with the retention of part of the existing flint wall, albeit at a reduced height, this would integrate the proposal effectively into the street scene. Gardens would be provided to the rear or side of each dwelling with the parking within the courtyard or to the rear of the proposed outbuildings. As a result vehicle parking would largely take place hidden from the street scene.

10.3 The proposal would maintain the character and appearance of the conservation area through the strong presence on the street scene and through the flint wall and tree retention. Notwithstanding the proposed 1.8 metre boundary fence proposed along Copthall Lane for the garden retained by Brooklyn a condition can be imposed to achieve a more satisfactory form of boundary treatment. The setting of the listed buildings to the east would be safeguarded as the proposed dwellings would be set a sufficient distance from the boundary and the trees separating the buildings would maintain a landscaped buffer.

C Residential amenity (ULP Policy GEN2);

10.4 The proposal would introduce dwellings along the highway in relatively close proximity to the existing dwellings on the southern side of Copthall Lane. However, although this would result in a degree of overlooking and loss of privacy the dwellings would be separated by the highway and two of the existing dwellings, Firlands and Elmcott, are set further from the highway. The relationship would be similar to many others and although the impact on the existing dwellings would be greater than at present, the relationship would be acceptable in terms of residential amenity.

10.5 The proposed dwellings would be set a sufficient distance from the eastern boundary to provide adequate separation between the proposed and existing dwellings. Furthermore the retention of many trees would provide a satisfactory

level of privacy. To the west the proposed dwellings would again be set a sufficient distance from the boundary with Brooklyn to protect amenity.

- 10.6 To the north plots 3 and 4 would be set in relatively close proximity to the rear boundaries of dwellings fronting onto Wedow Road. However, the land levels on the application site are significantly lower than the rear gardens of dwellings on Wedow Road and together with boundary treatment a significant proportion of the elevations proposed would not be visible from the ground level of the properties on Wedow Road. In addition, no habitable first floor windows are proposed on those elevations and conditions can be imposed to ensure all first floor windows facing these boundaries are obscure glazed.

D Highway Issues (ULP Policies GEN1 & GEN8);

- 10.7 The proposal would be served by an access from Copthall Lane under the archway to the courtyard to the rear. Five parking spaces would be provided within the courtyard together with garage parking; the remainder of the parking spaces would be to the west of the site adjacent to the boundary with Brooklyns. A total of 16 spaces would be provided. A footpath would be created along the northern boundary of the site on Copthall Lane.
- 10.8 The Highway Authority raised no objections and recommended conditions relating to the vehicular access, means to prevent surface water discharge onto the highway, the provision of parking and construction arrangements. Notwithstanding the objections received although there will be an increase in traffic it is not considered that the application could be refused on this issue and the access and parking provided would be satisfactory.

E Nature conservation, archaeology, flood risk, trees (ULP Policy ENV3, ENV4, GEN7).

- 10.9 The development would result in the loss of a number of trees. However, these would generally be the less important species and many other trees would be retained. Furthermore, additional planting of trees would take place within the courtyard and along the northern boundary which would add to the amenity of the site and contribute to the long term sustainability of the tree stock within the site. The Arboricultural Method Statement provides full details of the proposed works to trees including a tree protection plan for the construction phase. Furthermore, the Landscape Officer raised no objection to the proposal.
- 10.10 The submitted Phase One Habitat and Protected Species Survey stated that there was no record of the presence of bat species in a 2km radius of the proposed development. However, bats have been observed and recorded foraging on nearby scrub less than 500 metres from the site. Within the site there are potential roost sites for bats within the mature and ivy covered trees.
- 10.11 The data search found the presence of great crested newts approximately 2km to the north east of the site. However, within the site, the small pond was found to have poor suitability for a breeding population. The search also did not identify any birds listed on the Schedule 1 of the Wildlife and Countryside Act 1981. There are however potential nesting sites for birds within the site.
- 10.12 The report concludes that the relevant areas should be checked for species prior to any work being carried out.
- 10.13 A Flood Risk report has been submitted and the Drainage Engineer recommends a condition relating to surface water drainage.

10.14 A condition requiring an archaeological investigation can be imposed to ensure that the site is adequately investigated and recorded.

10 CONCLUSION

The following is a summary of the main reasons for the recommendation:

- A The proposal is considered to be visually acceptable and would have a satisfactory relationship with neighbouring properties. The access and parking arrangements would be satisfactory and the proposal complies with relevant policies. Notwithstanding the objections the development is considered acceptable and conditions can be imposed in relation to a number of points raised.

RECOMMENDATION – APPROVES SUBJECT TO THE FOLLOWING CONDITIONS:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the approved plans as set out in the Schedule.

REASON: For the avoidance of doubt as to the nature of the development hereby permitted, to ensure development is carried out in accordance with the approved application details, to ensure that the development is carried out with the minimum harm to the local environment, in accordance with Policies ENV1, ENV2, ENV3, ENV4, GEN1, GEN2, GEN7, GEN8, H3, H4, H10 and S3 of the Uttlesford Local Plan (adopted 2005).

3. No development shall take place within the area indicated until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved programme.

REASON: In the interests of archaeological protection in accordance with Policy ENV4 of the Uttlesford Local Plan (adopted 2005) and Planning Policy Statement 5.

4. The development hereby permitted shall be implemented in accordance with the scheme of mitigation/enhancement in relation to biodiversity submitted with the application in all respects and any variation thereto shall be agreed in writing by the local planning authority before such change is made.

REASON: In the interest of the protection of the wildlife value of the site in accordance with Policy GEN7 and PPS9 of the Uttlesford Local Plan (adopted 2005).

5. Before the commencement of development details of surface water drainage works shall be submitted to and approved in writing by the local planning authority. Subsequently the drainage shall be implemented in accordance with the approved details. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in Annex F of PPS25 (or any subsequent version), and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:

- i. Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. Include a timetable for its implementation; and
- iii. Provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

REASON: To control the risk of flooding to the development and adjoining land in accordance with Policies GEN2 and GEN3 Uttlesford Local Plan (adopted 2005).

6. Before development commences, and notwithstanding the details submitted, samples of materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the local planning authority. The development shall be implemented using the approved materials. Subsequently, the approved materials shall not be changed without the prior written consent of the local planning authority.

REASON: In the interests of the appearance of the development and conservation area, in accordance with Policies GEN2 and ENV1 of the Uttlesford Local Plan (adopted 2005).

7. Demolition or construction works (including deliveries) shall not take place outside 0800 hours to 18.00 hours Mondays to Fridays and 0800 hours to 13.00 hours on Saturdays and at no time on Sundays or Bank Holidays.

REASON: In the interests of the amenity of the area in accordance with Policies GEN2 and GEN4 of the Uttlesford Local plan (adopted 2005)

8. Before development commences appropriate mitigation measures shall be submitted to and approved in writing by the Local Planning Authority to protect the properties against noise from aircraft in relation to Stansted Airport. The approved measures shall be implemented in accordance with the approved details prior to the first occupation of the dwellings hereby permitted.

REASON: In the interests of the amenity of the area in accordance with Policies GEN2 and GEN4 of the Uttlesford Local plan (adopted 2005)

9. Prior to the erection of the development hereby approved (not including footings and foundations) full details of both hard and soft landscape works shall be submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include:-

- i. proposed finished levels or contours;
- ii. means of enclosure;
- iii. car parking layouts;
- iv. other vehicle and pedestrian access and circulation areas;
- v. hard surfacing materials;
- vi. proposed and existing functional services above and below ground (e.g. drainage power, vii. communications cables, pipelines etc. indicating lines, manholes, supports.);

Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.

REASON: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted, in accordance with Policies GEN2, GEN8, GEN7 and ENV3 of the Uttlesford Local Plan (adopted 2005).

10. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before any part of the development is occupied or in accordance with the programme agreed with the local planning authority.

REASON: In the interests of the appearance of the site and area in accordance with Policies GEN2, GEN7 and ENV3 of the Uttlesford Local Plan (adopted 2005).

11. Prior to the erection of the development hereby approved (not including footings and foundations), and notwithstanding the details submitted, a plan indicating the positions, design, materials and type of boundary treatment to be erected shall be submitted to and approved in writing by the local planning authority. The boundary treatment shall be completed before the buildings are occupied or in accordance with a timetable agreed in writing with the local planning authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of the appearance of the site and area in accordance with Policies ENV1 and GEN2 of the Uttlesford Local Plan (adopted 2005).

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no fences, gates or walls shall be erected within the curtilage of any dwellinghouse forward of any wall of that dwellinghouse which fronts onto a road.

REASON: In the interests of protecting the character and amenities of the locality in accordance with Policies GEN2 and ENV1 of the Uttlesford Local Plan (adopted 2005).

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order), no windows/dormer windows or any other form of opening other than those expressly authorised by this permission shall be constructed on the first floor of the northern elevations of plots 3 and 4. Furthermore, the windows approved at first floor level on those elevations shall be obscure glazed with glass of obscuration level 4 or 5 of the range of glass manufactured by Pilkington plc at the date of this permission or of an equivalent standard agreed in writing by the local planning authority. Glazing of that obscuration level shall thereafter be retained in those windows.

REASON: In the interests of protecting the character and amenities of the locality in accordance with Policies GEN2 and ENV1 of the Uttlesford Local Plan (adopted 2005).

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no development within Classes A-F of Part 1 of Schedule 2 and Class A of Part 2 of Schedule 2 of the Order shall take place without the prior written permission of the local planning authority.

REASON: In the interests of protecting the character and amenities of the locality in accordance with Policies GEN2 and ENV1 of the Uttlesford Local Plan (adopted 2005).

15. The development as designed, specified and built shall achieve a 'Code for Sustainable Homes' rating of 'Level 3'. The applicant will provide the planning authority with a Code for Sustainable Homes design-stage assessment of the rating of the proposed development, carried out by an accredited assessor, before work commences on-site. The developer will provide a Code for Sustainable Homes post-construction assessment of the rating of the as-built development within four weeks following its completion, also carried out by an accredited assessor.

REASON: In the interests of the promotion of sustainable forms of development and construction to meet the requirements contained in adopted SPD Energy Efficiency and Renewable Energy Adopted October 2007.

16. The applicant shall incorporate on-site renewable or low-carbon energy technologies to provide 10% of the annual energy needs of the approved development in-use. The applicant will provide the planning authority with a design SAP or SBEM rating of the proposed development carried out by an accredited assessor before work commences on-site, as well as technical details and estimated annual energy production of the proposed renewable or low carbon technologies to be installed. Within four weeks following its completion, the applicant will provide a SAP or SBEM rating of the as-built development and details of the renewable or low carbon technologies that were installed.

REASON: In the interests of the promotion of sustainable forms of development and construction to meet the requirements contained in adopted SPD Energy Efficiency and Renewable Energy Adopted October 2007.

17. The development hereby permitted shall incorporate all measures set out in the accessibility statement / drawing which accompanied the application.

REASON: To ensure that the premises can be readily used by people with physical disabilities in accordance with national and local planning policies in accordance with Policy GEN2 of the Uttlesford Local Plan.

18. The development shall be carried out in accordance with the mitigation and protection measures set out in the Tree Survey and Tree Constraints Plan, the Arboricultural Method Statement and Tree Protection Plan and the Arboricultural Implication Assessment.

REASON: In the interests of protecting the character and amenities of the locality in accordance with Policies GEN2 and ENV3 of the Uttlesford Local Plan (adopted 2005).

19. All external timber and all external windows to the development hereby permitted shall be of painted timber. Subsequently, the materials shall not be changed without the prior written consent of the local planning authority.

REASON: In the interests of protecting the character and amenities of the locality in accordance with Policies GEN2 and ENV1 of the Uttlesford Local Plan (adopted 2005).

20. Development shall be carried out in accordance with the levels shown on the submitted plans.

REASON: In the interests of protecting the character and amenities of the locality in accordance with Policies GEN2 and ENV1 of the Uttlesford Local Plan (adopted 2005).

21. All electrical and telephone services to the development shall be run underground. All service intakes to the dwellings shall be run internally and not be visible on the exterior. All meter cupboards and gas boxes shall be positioned on the dwelling in accordance with details that shall have been previously submitted to and approved in writing by the Local Planning Authority and thereafter retained in such form. Satellite dishes shall be dark coloured mesh unless fixed to a light coloured and rendered wall in which case a white dish should be used. Satellite dishes shall not be fixed to the street elevation of the building or to the roofs. All soil and waste plumbing shall be run internally and shall not be visible on the exterior, all rainwater goods shall be black and all windows shall be inset by at least 100mm.

REASON: In the interests of protecting the character and amenities of the locality in accordance with Policies GEN2 and ENV1 of the Uttlesford Local Plan (adopted 2005).

22. Prior to the commencement of the development the vehicular access shall be constructed at right angles to the highway boundary and to the existing carriageway. The width of the access at its junction with the highway shall not be less than 4.8 metres and shall be provided with an appropriate dropped kerb vehicular crossing of the proposed footway.

REASON: To ensure that vehicles can enter and leave the highway in a controlled manner in the interest of highway safety and to comply with policies GEN1 and GEN8 of the Uttlesford Local Plan.

23. Prior to the commencement of the development details showing the means to prevent the discharge of surface water from the development onto the highway shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety prior to the access becoming operational and shall be retained at all times.

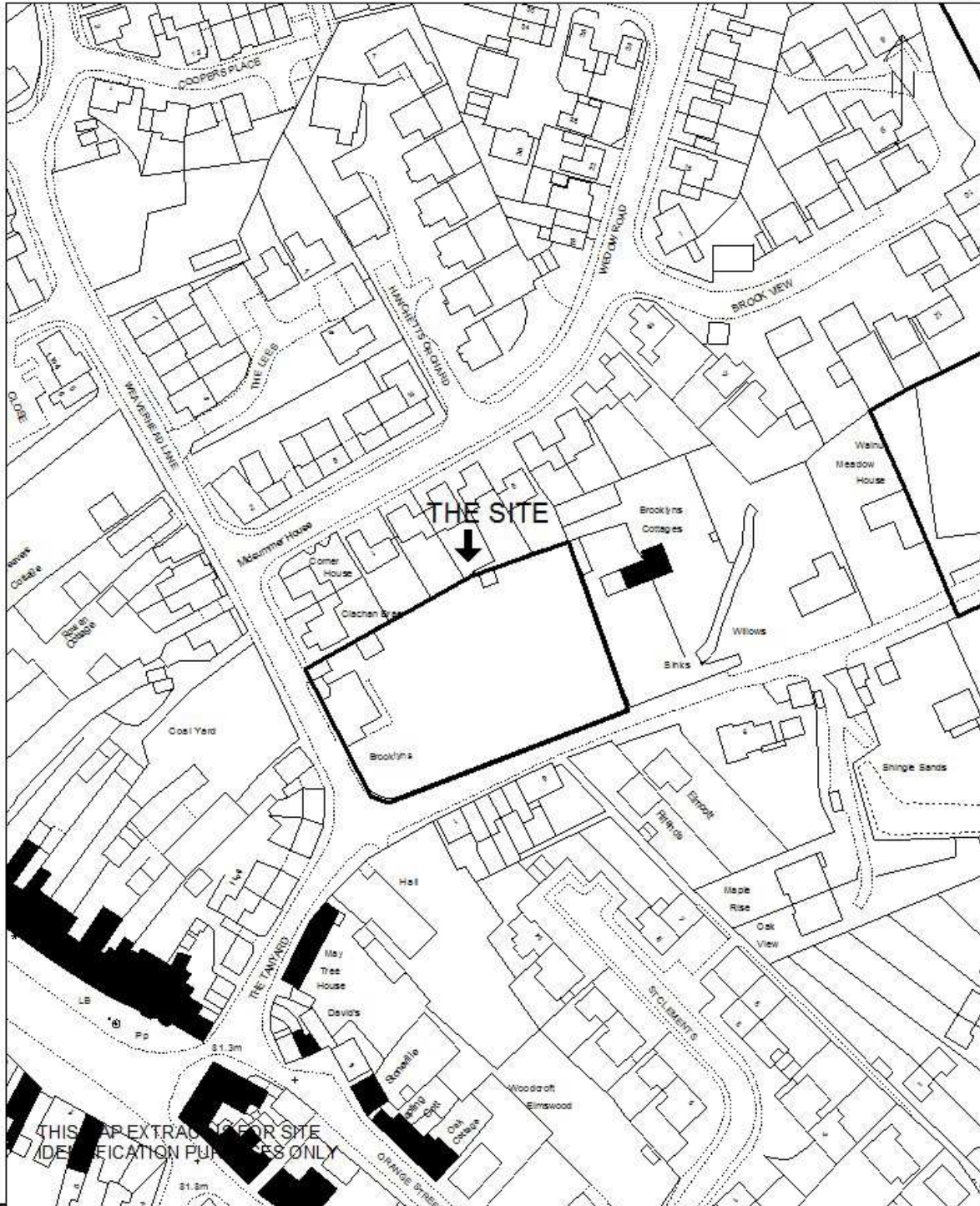
REASON: To prevent hazards caused by water flowing onto the highway and to avoid the formation of ice on the highway in the interest of highway safety and to comply with policies GEN1 and GEN8 of the Uttlesford Local Plan.

24. The proposed development shall not be occupied until such time as the vehicle parking area indicated on the approved plans, including any parking spaces for the mobility impaired, has been hard surfaced, sealed and marked out in parking bays. The vehicle parking areas shall be retained in this form at all times. The vehicle parking shall not be used for any other purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority.

REASON: To ensure that on street parking of vehicles in the adjoining streets does not occur in the interests of highway safety and that appropriate parking is provided and to comply with policies GEN1 and GEN8 of the Uttlesford Local Plan.

25. Prior to the commencement of any development, the provision of suitable access arrangements to the application site in connection with the construction of the development, to include wheel cleaning facilities for the duration of the development to prevent the deposition of mud and other debris onto the highway network/public areas, turning and parking facilities for delivery/construction vehicles within the limits of the application site together with an adequate parking area for those employed in developing the site shall be provided. Details shall be submitted to and agreed in writing by the Local Planning Authority.

REASON: In the interests of highway safety and efficiency and to comply with policies GEN1 and GEN8 of the Uttlesford Local Plan.



THIS MAP EXTRACTION FOR SITE IDENTIFICATION PURPOSES ONLY

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office.

Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Uttlesford District Council Licence No: 100018688 (2007).

DATE:07/11/2011

MAP REFERENCE:T16131SW

SCALE:1:250